



The Strategic Growth Council's Affordable Housing and Sustainable Communities Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduces greenhouse gas ("GHG") emissions. These projects facilitate the reduction of GHGs by improving mobility options and accessibility to affordable housing, employment centers, and key destinations via low-carbon transportation options (walking, biking and transit), resulting in fewer vehicle miles traveled (VMT).

The Department of Housing and Community Development (HCD) has released a Notice of Funding Availability (NOFA) announcing \$320 million in the 2015-2016 funding round: [http://www.hcd.ca.gov/financial-assistance/affordable-housing-and-sustainable-communities/docs/fy1516ahsc\\_nofa\\_final.pdf](http://www.hcd.ca.gov/financial-assistance/affordable-housing-and-sustainable-communities/docs/fy1516ahsc_nofa_final.pdf)

Fiscal Year	Statutory Requirements
2015-2016	<ul style="list-style-type: none"> <li>At least 50% of funds to Disadvantaged Communities as identified by the California Environmental Protection Agency (CalEPA).</li> <li>At least 50% of funds for Affordable Housing, including preserving and developing affordable housing for lower income households.</li> </ul>

## ELIGIBLE PROJECT AREAS

<u>Transit Oriented Development (TOD)</u> Target 35% of Funds	<u>Integrated Connectivity Project (ICP)</u> Target 35% of Funds	<u>Rural Innovation Project Area (RIPA)</u> Target 10% of Funds
<ul style="list-style-type: none"> <li>Must be located within a ½ mile of High Quality Transit (HQT)</li> </ul> <p><b>REQUIRED COMPONENTS</b></p> <p>Affordable Housing Development (AHD) or Housing-Related Infrastructure (HRI)</p> <p>AND</p> <p>At least <u>one</u> of the following</p> <ul style="list-style-type: none"> <li>AHD or HRI</li> <li>Transportation Related Amenities (TRA) or Sustainable Transportation Infrastructure (STI)</li> <li>Programs</li> </ul>	<ul style="list-style-type: none"> <li>Cannot be served by HQT</li> <li>Must have Qualifying Transit (QT)</li> </ul> <p><b>REQUIRED COMPONENTS</b></p> <p>Sustainable Transportation Infrastructure (STI)</p> <p>AND</p> <p>At least <u>one</u> of the following</p> <ul style="list-style-type: none"> <li>AHD or HRI</li> <li>Transportation Related Amenities (TRA) or additional Sustainable Transportation Infrastructure (STI)</li> <li>Programs</li> </ul>	<ul style="list-style-type: none"> <li>Cannot be served by HQT</li> <li>Must have Qualifying Transit (QT)</li> <li>Must be located in a Rural Area</li> </ul> <p><b>REQUIRED COMPONENTS</b></p> <p>Sustainable Transportation Infrastructure (STI)</p> <p>AND</p> <p>At least <u>one</u> of the following</p> <ul style="list-style-type: none"> <li>AHD or HRI</li> <li>Transportation Related Amenities (TRA) or additional Sustainable Transportation Infrastructure (STI)</li> <li>Programs</li> </ul>



## PROJECT AWARDS

Minimum	Maximum
\$1 Million for TOD Project Areas \$500,000 for ICP Areas and RIPA	\$ 20 Million for ALL Projects

## SCORING

### At concept

Proposals will be reviewed based on

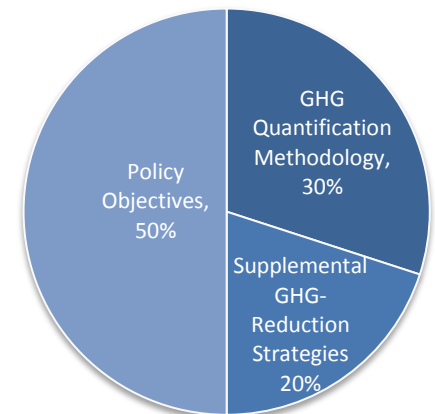
- the information detailed in Figure 5 of the AHSC Program Guidelines , section 105 (c) (pp.21), including,
  - satisfaction of threshold requirements; and
  - demonstration of the level of Enforceable Funding Commitments (EFCs) calculated as follows:

$$\frac{\text{AHSC Funds Requested} + \text{EFCs} - \text{Deferred Costs}}{\text{Total Development Costs} - \text{Deferred Costs}}$$

### At full application

The scoring criteria will be based upon the following three elements

1. Policy Objectives
2. GHG Quantification Methodology
3. Supplemental GHG-Reduction Strategies



For more details see section 105 (d) of the AHSC Program Guidelines (pp.22-23)

## THRESHOLD REQUIREMENTS

By statute, projects must:

- Demonstrate how the project will reduce GHG emissions, subject to methodology and reporting requirements established by CalEPA/ARB;
- Demonstrate consistency with the state planning priorities pursuant to Govt Code 65041.1;
- Implement a Sustainable Communities Strategy (SCS) or other regional plan to reduce GHGs.
- Support co-benefits in addition to the reduction of GHG emissions



**As directed in the 2015-2016 AHSC Guidelines, Projects must meet the following thresholds:**

- Demonstrate sufficient Enforceable Funding Commitments
- Applicant must have Site Control at full application
- All necessary NEPA and CEQA clearances at full application
- All discretionary land use approvals excluding design review at full application
- Self- certification that Project construction has not commenced

**Required Components outlined above must:**

- Transportation elements must assure consistency with public works departments or other responsible local agency requirements
- Affordable Housing Developments must be:
  - New construction
  - Acquisition and Substantial Rehabilitation including preservation of affordable housing at risk
  - Conversion of one or more nonresidential structures to residential dwelling units

Guidelines for the AHSC Program can be found here: [https://www.sgc.ca.gov/docs/ADOPTED\\_FINAL\\_15-16\\_AHSC\\_Guidelines\\_with\\_QM.pdf](https://www.sgc.ca.gov/docs/ADOPTED_FINAL_15-16_AHSC_Guidelines_with_QM.pdf)

**2015-2016 PROGRAM TIMELINE**

Final Guidelines presented to Council for Approval	December 2015
Release of 2015-2016 Notice of Funding Availability	Friday, January 29, 2016
Release of 2015-2016 AHSC Full Application	Mid-March 2016
Concept Applications Due	Wednesday, March 16, 2016
Notification of Invite to Submit Full Application	Week of April 25, 2016
Full Applications Due	Monday, June 20, 2016
Awards Announced	September 2016

**Visit our website for updates**

[https://www.sgc.ca.gov/s\\_ahscprogram.php](https://www.sgc.ca.gov/s_ahscprogram.php)

**Additional Questions? Please contact:**

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